

172 NORTH COLLEGE AVENUE

Retail Suite For Lease
Old Town Fort Collins

EXCLUSIVE LEASING AGENT



172 NORTH
COLLEGE
AVENUE

830 SF IN-LINE RETAIL SPACE

Lease Rate: \$30/SF NNN | NNN: \$14.02/SF (Est.)

PROPERTY HIGHLIGHTS

- Exceptional Old Town location featuring heavy foot traffic and high visibility
- Near Civic Center Parking Garage and MAX Bus Transit Line for accessibility
- Surrounded by countless amenities and strong co-tenants
 - Basement storage space available
 - Potential use of lobby for special events

Highly visible retail suite available in the Historic Northern Hotel in Old Town Fort Collins. The building, constructed in 1873 and renovated in 2018, is ideally located at the intersection of College Avenue and Walnut Street one block from the Civic Center Parking Garage and the MAX Bus Transit Line.



YOC/YOR:
1873/2018



Walk Score®
86 - Very Walkable



Signage:
Building



Zoning:
D-Downtown Commercial

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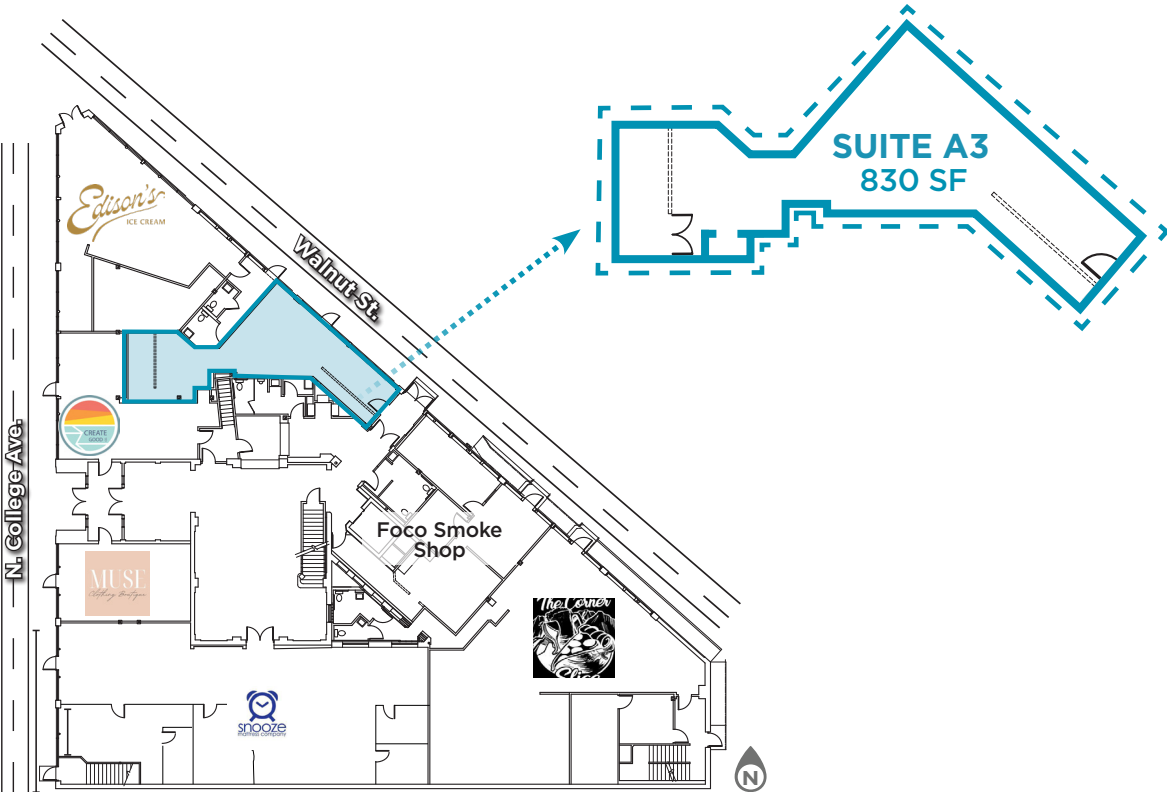
CUSHMAN &
WAKEFIELD

172 NORTH
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FLOOR PLAN



BASEMENT STORAGE SPACE AVAILABLE

